

Exhibit 11

Debtors' Email Announcing the Successful Bidder and Backup Bidder

Rivero, Devin

From: Fiedler, Ross J. <ross.fiedler@kirkland.com>
Sent: Wednesday, September 27, 2023 5:30 PM
To: krosen@lowenstein.com; mseymour@lowenstein.com; Pesce, Gregory; Hershey, Samuel; Baccash, Laura; Rivero, Devin; rmalone@gibbonslaw.com; Gyves, William; Elliott, Kristin; Weintraub, Philip A.; LeHane Robert L.; Gross, Philip J.
Cc: Geier, Emily; *MSirota@coleschotz.com; *WUsatine@coleschotz.com; dbass@coleschotz.com; Sandler, Bradford J.; rfeinstein@pszjlaw.com; Charles Dale; Volin, Megan R.
Subject: RE: Bed Bath & Beyond – Pinnacle Hills Lease Auction

All –

Thank you for your participation in today's auction. Consistent with the Lease Sale Procedures Order [Docket No. 422], the Debtors, in consultation with the Consultation Parties, have selected the Qualified Bid from Hobby Lobby Stores, Inc. as the Successful Bid and the Qualified Bid from Michaels Stores, Inc. as the Backup Bid.

For the avoidance of doubt, the Successful Bid from Hobby Lobby Stores, Inc. includes, among other things, \$2.1 million in cash consideration and is otherwise on the terms of the assumption and assignment agreement entered into with the Debtors. The Backup Bid from Michaels Stores, Inc. includes \$2.05 million in cash consideration and is otherwise on the terms of the assumption and assignment agreement entered into with the Debtors.

A hearing on approval of the assumption and assignment of the Pinnacle Hills Lease will be held on Tuesday, October 3, 2023 at 2:00 p.m. Eastern Time. The deadline to object to the assumption and assignment of the Pinnacle Hills Lease is October 2, 2023 at 4:00 p.m. Eastern Time.

Thank you –

Ross J. Fiedler

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F +1 212 446 4900

ross.fiedler@kirkland.com

-----Original Appointment-----

From: Black, Jacob E. <jacob.black@kirkland.com>
Sent: Tuesday, September 26, 2023 10:19 PM
To: Black, Jacob E.; krosen@lowenstein.com; mseymour@lowenstein.com; gregory.pesce@whitecase.com; sam.hershey@whitecase.com; laura.baccash@whitecase.com; devin.rivero@whitecase.com; Geier, Emily; Fiedler, Ross J.; *MSirota@coleschotz.com; dbass@coleschotz.com; *WUsatine@coleschotz.com; rmalone@gibbonslaw.com; Sandler, Bradford J.; rfeinstein@pszjlaw.com; Gyves, William; Elliott, Kristin; Weintraub, Philip A.; LeHane Robert L.; Charles Dale; Foster, Julia R.; Gross, Philip J.
Subject: Bed Bath & Beyond – Pinnacle Hills Lease Auction
When: Wednesday, September 27, 2023 3:00 PM-4:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: <https://kirkland.zoom.us/j/96620689967?pwd=Ukx6SHNmN2VsV3hZY2pxTON6TUIKQT09>

Join Zoom Meeting

<https://kirkland.zoom.us/j/96620689967?pwd=Ukx6SHNmN2VsV3hZY2pxT0N6TUIKQT09>

Meeting ID: 966 2068 9967

Passcode: 375701

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+16465588656,,96620689967#,,,,,0#,,375701# US (New York)

Dial by your location

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162.255.37.11 (US West)

162.255.36.11 (US East)

221.122.88.195 (China)

213.244.140.110 (Germany)

209.9.211.110 (Hong Kong SAR)

Meeting ID: 966 2068 9967

Passcode: 375701

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